

PUBLIC WORKS ENGINEERING DIVISION

Date: Thursday, May 17, 2018

To:

HUNT MIDWEST REAL EST DEV INC

Email:

Fax #: <NO FAX NUMBER>

OLSSON ASSOCIATES

Email: JFAIN@OLSSONASSOCATES.COM

Fax #: (913) 381-1174

From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2018061

Application Type: Engineering Plan Review

Application Name: Eagle Creek 16th Plat Water Main

The Development Services Department received plans for this project on April 20, 2018. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review

1. Sheet C303: As-Built record drawings show a temporary FH at the east connection point on SW River Trail Road. From the overall spacing between existing and proposed hydrants, it appears that the intent was to remove the temporary FH and connect to the existing water main. Please revise the plans accordingly.
2. Sheet C305: Include a note referring to KCMO specifications for the zinc coated DIP.
3. Sheet C305: The zinc coating note is in the wrong location on the Profile view. Please revise.
4. Sheet C306: Please update the thrust block and fire hydrant details to the current City standard details. Please also include the straddle block standard detail.
5. Engineer's Estimate of Probable Construction Costs:
 - Revise the C900 quantity as it appears to include the DIP length, as well.
 - Include items for removal of FH/connection to existing main with solid sleeve, backing blocks, reducer, and removal of existing plug/connection to existing main with solid sleeve.

Traffic Review

1.

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).
- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

Electronic Plans for Resubmittal

Development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact me if you have any questions or comments.

Sincerely,

Sue Pyles, P.E.
Senior Staff Engineer
(816) 969-1245
Sue.Pyles@cityofls.net

cc: Development Engineering Project File